



## FREDERICK COUNTY GOVERNMENT

**DIVISION OF PLANNING & PERMITTING**  
Livable Frederick Planning & Design Office

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### FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

## STAFF REPORT

October 2, 2024

**Address:** 12602 Catoctin Furnace Rd., Thurmont      **Meeting Date:** October 2, 2024  
**Applicant:** Catoctin Furnace Historical Society      **Report Date:** April 15, 2024  
**Case No.:** COA 24-08      **Staff:** Beau Lockard  
**Request:** Replace asphalt shingle roof with standing seam metal roof and reconstruct the brick chimney stack on south elevation.

### PROPERTY BACKGROUND

The Hoke House property was designated to the County Register of Historic Properties (CR # 22-08) on May 16, 2023. The property includes the entire parcel, which includes the historic house. The house was built circa 1820 and is associated with the expansion of Catoctin Furnace. The period of significance is circa 1820 to 1903. The property is accessed from Catoctin Furnace Rd.

These are the previous applications for Certificates of Approval (COA) filed for this property:

Case Number	Date	Owner	Decision
COA #23-04	09/06/2023	Catoctin Furnace Historical Society	Approved
To remove the non-contributing kitchen addition on the south elevation and remove all non-historic siding			
A-COA #24-10	08/29/2024	Catoctin Furnace Historical Society	Approved
Installation of half-rounded gutters and rounded downspouts			



***Fig. 1: Subject property.***

## **REQUEST**

A Certificate of Approval is requested to:

- 1) Replace the existing black asphalt shingle roof with galvanized standing seam metal roof, and
- 2) Reconstruct of the brick chimney stack on south elevation.

## **APPLICABLE GUIDELINES**

When reviewing alterations to a designated County Register property several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Frederick County Historic Preservation Code: Chapter 1-23*, the *Frederick County Register of Historic Places Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### **Frederick County Code: Chapter 1-23-7B**

- (1) In reviewing applications, the Commission shall give consideration to the historic, archeological, or architectural significance of the landmark, site, or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area; the relationship of the exterior architectural features of a landmark or structure to the remainder of the landmark or structure and to the surrounding area; the general compatibility of proposed exterior design, scale, proportion, arrangement, texture, and materials to the landmark, site, or structure and to the surrounding area; and any other factors including aesthetic factors which the Commission deems to be pertinent.
- (2) The Commission shall consider only exterior features of a landmark or structure and shall not consider any interior arrangements.
- (3) The Commission shall not disapprove an application except with respect to the several factors specified in paragraph (1) above.
- (4) The Commission shall be strict in its judgment of plans for sites or structures determined by research to be of historic, archeological, or architectural significance. The Commission shall be lenient in its judgment of plans for sites or structures of little historic, archeological, or architectural significance, or of plans involving new construction, unless in the Commission's judgment such plans would seriously impair the historic, archeological, or architectural significance of surrounding sites or structures. The Commission is not required to limit construction, reconstruction, or alteration to the architectural style of any one (1) period.

### **Frederick County Register of Historic Places Design Guidelines**

The *Guidelines* contain a Building Exteriors Chapter (Chapter 4) that should be referred to when reviewing this COA application. For this case, please refer to Chapter 4, Section B, Subheading 4: "In cases where...the existing material is not original, alternative materials will be carefully considered by the Commission." Further analysis of how this request meets the *Guidelines* is provided in the Evaluation section below.

### **Secretary of the Interior's Standards for Rehabilitation**

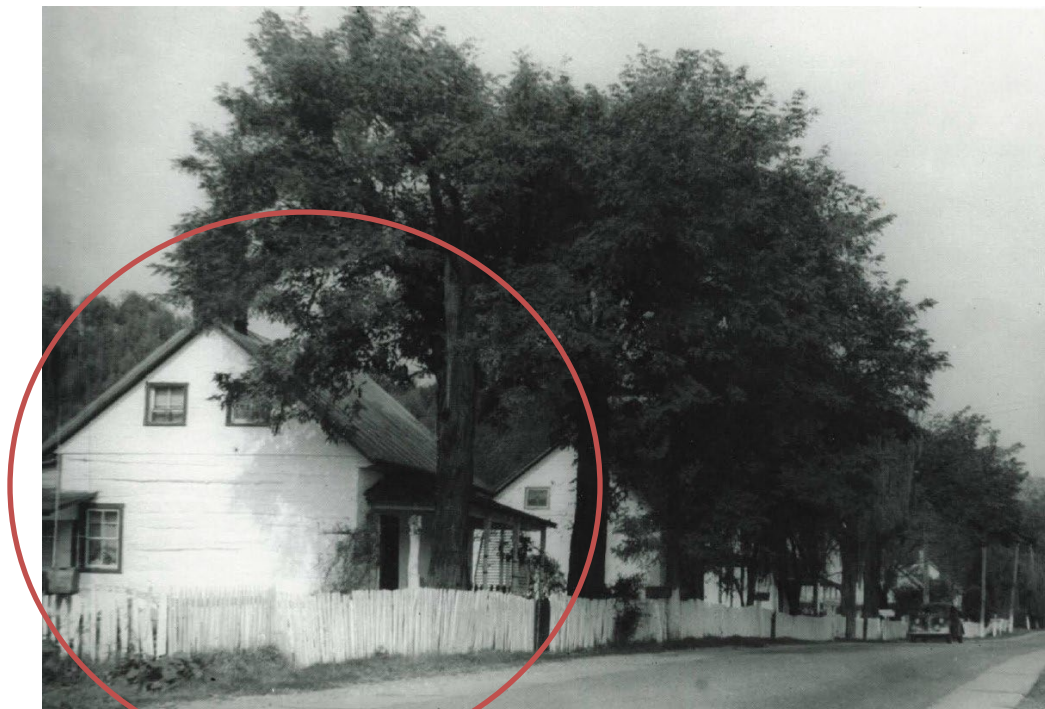
The *Standards* define rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* that are most applicable to the application before the Commission are as follows:

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

### **STAFF EVALUATION**

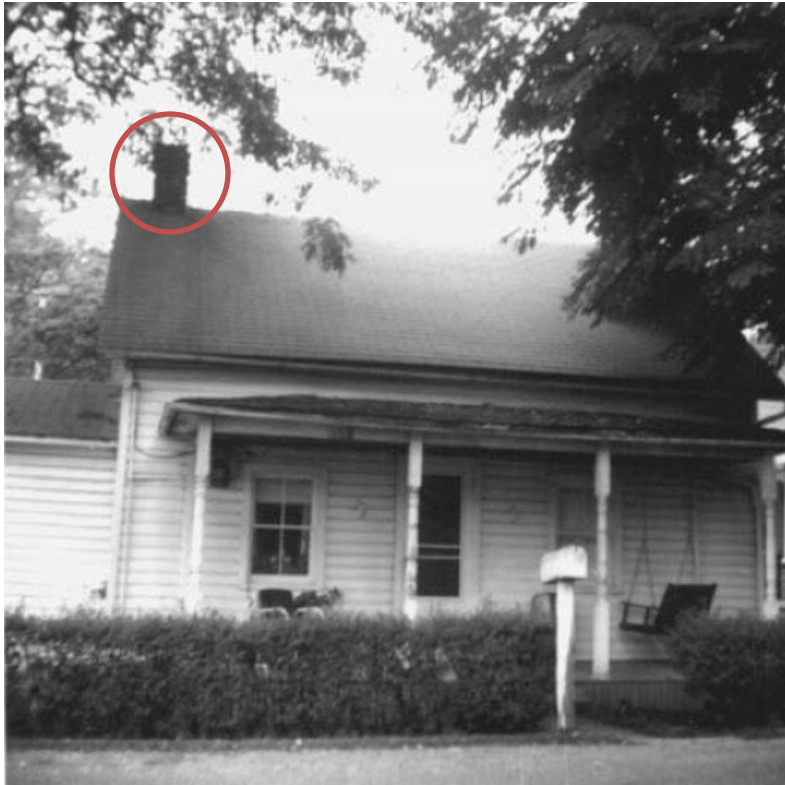
Currently, the historic house has an approximately 30-year-old asphalt shingled roof which has leaking issues. The applicant proposes to replace the current asphalt shingle roof with a hand crimped standing seam metal roof to match the documented historical evidence of a metal roof. The applicant provided an image of the historic house's roof from 1932 that shows a hand-crimped standing seam metal roof (Image 1). This building was constructed ca. 1820s. Asphalt shingle roofs began being used in 1903 and did not grow in popularity until the 1920s. This popularity increase occurred as a part of the National Board of Fire Underwriters' campaign to eliminate wood-shingled roofs.

The roof will be an unpainted 29-gauge galvanized standing seam metal roofing system with 18" wide panels. The proposed work will also protect and rehabilitate the wooden sub roof structure that is currently being damaged by the leaking shingle roof.

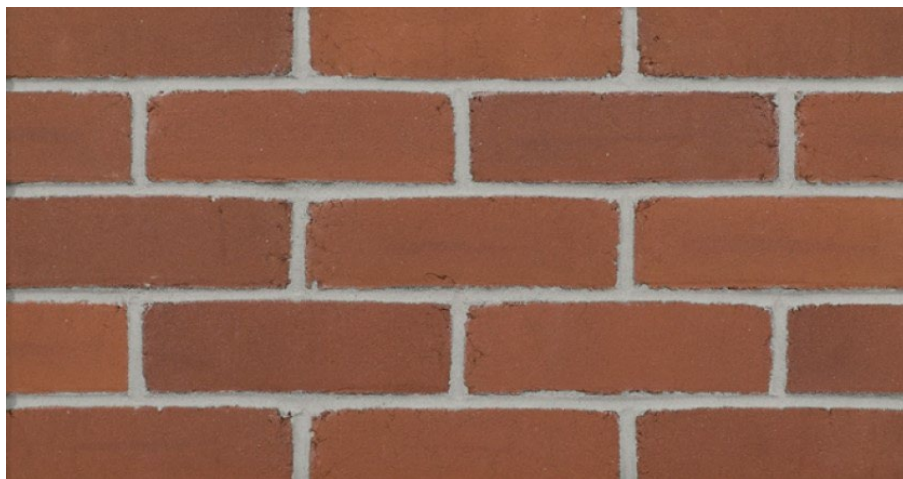


*Image 1: 1932 image of Catocin Furnace Road, Hoke House on left. Photo taken by Aubrey Bodine.*

The applicant is also proposing to reconstruct the chimney stack above the roof line on the south elevation, with the location based on historic documentation, including this 1977 photograph below (Image 2). Chimneys are significant characteristics for historic buildings and rebuilding this element will restore the building's historic composition. The applicant will match the new bricks and mortar for the chimney to the extant brick chimneys in the Catoctin Furnace village. The bricks will be Cushwa Glen-Gery 56-DD (Image 3).



*Image 2: 1977 Photograph of the east elevation of the Hoke House with the chimney stack still visible*



*Image 3: Cushwa Glen-Gery 56-DD Bricks, pictured mortar is not representative for this application*

As a part of the roof rehabilitation project the applicant is also in-kind replacing the 5-inch half-round gutters and 3-inch round downspouts, which was approved in August 2024 as A-COA #24-10.

Staff analysis of the *Guidelines* for this project is as follows:

<b>Guideline</b>	<b>Met?</b>	<b>Comments</b>
4B3: Roofs: Roofing Materials	Yes	The <i>Guidelines</i> state that asphalt shingles are common on historic buildings built after their introduction, though they have a significantly shorter life than other traditional roofing materials. It also states that asphalt shingles are not an acceptable replacement for historic roofing. This roof was not an asphalt shingled roof during the period of significance. The applicant submitted a 1932 photograph of the house with a standing seam metal roof. This proposed change would return the roofing material to a more appropriate material.
4B4: Roofs: Roof Maintenance, Repair, and Replacement	Yes	The <i>Guidelines</i> state, "In cases where the original material is no longer available, or the existing material is not original, alternative materials will be carefully considered by the Commission." Since the current material is not original and a metal roof was likely used during the period of significance, the Commission should consider changing the current asphalt shingle roofing material to better match the building's historic character and form. The proposed roof would also provide long-term protection of the historic structure that the current roof is damaging.
4A: Massing, Scale, Proportion, Order, Rhythm	Yes	Since the chimney reconstruction is based on historic documentation, the construction of this architectural element meets the <i>Guidelines</i> evaluation of massing, scale, proportions, order, and rhythm for building exterior work.

### **STAFF RECOMMENDATION**

Staff recommends the Commission **approve** COA #24-08 as this project is compatible in character to the remainder of the structure and to the surrounding area; does not seriously impair the historic, archeological, or architectural significance of surrounding sites or structures; and is compatible in character to the property and consistent with the *Secretary of the Interior's Standards for Rehabilitation #6*.